

AN ORDINANCE

BY COUNCIL MEMBER DERRICK BOAZMAN

03-0 -0830

AN ORDINANCE TO INCREASE THE NUMBER OF AFFORDABLE HOUSING UNITS FOR ALL HOUSING AND MIXED-USE RESIDENTIAL/COMMERCIAL ENTERPRISE ZONES; AND FOR OTHER PURPOSES.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, that Subsection (2) a.1 through Subsection (2) a.3 of City Code Sec. 146-52, DIVISION 2. Urban Enterprise Zones are hereby amended to read as follows:

(2) Housing and mixed-use residential/commercial enterprise zones.

a. Housing and mixed-use residential/commercial enterprise zones shall be used to promote the development of mixed-income neighborhoods.

1. **Twenty-five percent of the total single-family units and/or thirty percent of the total multi-family units for development with 200 units or less or forty percent of the total multi-family units for development with more than 200 units to be provided,** and ten percent of the units in each housing type and bedroom composition, shall be within the ability to pay of those households whose annual income does not exceed 60 percent of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures. For said units, the property owner shall verify each tenant's household income at the time that said tenant initially executes a lease agreement. Furthermore, the property owner by January 31 of each year shall submit a report to the commissioner of planning, development and neighborhood conservation, indicating the household income of each tenant who executed a lease agreement during the previous calendar year.

2. **Twenty-five percent of the total single-family units for sale and/or thirty percent of the total multi-family units for sale for development with 200 units or less or forty percent of the total multi-family units for sale for development with more than 200 units to be provided,** and ten percent of the units in each housing type and bedroom composition, if any, shall bear purchase prices which do not exceed two and one-fifth times the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development.

3. **Twenty-five percent of the total single-family units for rent and/or thirty percent of the total multi-family units for rent for development with 200 units or less or forty percent of the total multi-family units for rent for development with more than 200 units to be provided,** Twenty percent of the units for rent, if any, and ten percent of the units in each housing type and bedroom composition, shall bear monthly rents which do not exceed 30 percent of the low-income level defined in section 146-52(2)a.1 or, in the case of rental housing units that are being financed through federal low-income housing tax credits, said units shall bear monthly rents which do not exceed the maximum rents prescribed in Section 42, Internal Revenue Service Code, based upon the low-income level defined in section 146-52(2)a.1.

BE IT FURTHER ORDAINED, that all ordinances and parts of ordinance in conflict herewith are hereby repealed.